



County of Los Angeles
CHIEF EXECUTIVE OFFICE

713 KENNETH HAHN HALL OF ADMINISTRATION
LOS ANGELES, CALIFORNIA 90012
(213) 974-1101
<http://ceo.lacounty.gov>

WILLIAM T FUJIOKA
Chief Executive Officer

April 22, 2008

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS:
LAND ACQUISITION FOR SUN VALLEY WATERSHED-STRATHERN
WETLANDS PARK PROJECT (STRATHERN MULTI-USE PROJECT)
PUBLIC HEARING ON RESOLUTION OF NECESSITY TO CONDEMN
REAL PROPERTY – CITY OF LOS ANGELES
ESTABLISH CAPITAL PROJECT/APPROPRIATION ADJUSTMENT
(THIRD DISTRICT) (4 VOTES)**

SUBJECT

This action is to adopt a Resolution of Necessity to condemn fee simple title of two parcels in Sun Valley, establish a capital project and approve an appropriation adjustment for the Sun Valley Watershed-Strathern Wetlands Park project, which is part of the Board-approved Sun Valley Watershed Management Plan. The multi-use project will provide flood control relief, water conservation, water quality improvement features and recreational/educational opportunities.

IT IS RECOMMENDED THAT YOUR BOARD, ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, AFTER THE PUBLIC HEARING:

1. Adopt the Resolution of Necessity to condemn fee simple title in Parcels 5PP and 6PP, located at 8175 Fair Avenue in the City of Los Angeles.

Board of Supervisors
GLORIA MOLINA
First District

YVONNE B. BURKE
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

2. Instruct County Counsel to file condemnation proceedings and take the necessary action to obtain an Order of Immediate Possession.
3. Establish Capital Project No. 70976 for the Land Acquisition for the Sun Valley Watershed-Strathern Wetland Park Project and approve the budget of \$20,773,000 to purchase property.
4. Approve the Request for Appropriation Adjustment, releasing \$20,773,000 of Flood Control District designation and appropriation to transfer appropriation to Capital Project No. 70976 in Fiscal Year 2007-2008 Los Angeles County Flood Control District (LACFCD) Fund.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will adopt a Resolution of Necessity to file a condemnation action to acquire fee simple title in a portion of property at 8175 Fair Avenue in the City of Los Angeles sufficient to construct the improvements for the Sun Valley Watershed-Strathern Wetland project, also known as the Strathern Multi-Use Project (Strathern Project).

The Strathern Project is one of the major projects outlined in the Board-adopted Sun Valley Watershed Management Plan (WMP). The mission of the Sun Valley WMP is to solve flooding problems while retaining stormwater runoff from the watershed increasing water conservation, recreational opportunities, wildlife habitat, and reducing stormwater pollution.

The Sun Valley Watershed is comprised of approximately 2,800-acres and experiences severe flooding due to the lack of storm drains in the area. In addition to lack of flood control, the quality of stormwater is also a problem in the Sun Valley watershed. More than 60 percent of land uses within the Sun Valley watershed include active gravel mines and landfills, numerous auto-dismantling operators, and other industrial and commercial operations, which significantly contribute to its poor water quality.

The subject parcels 5PP and 6PP are in the Sun Valley Watershed and are currently being used as an inert landfill known as Strathern Pit. Concrete and other inert materials are crushed and stored at the site for reuse. The basin-like pit, which is a key feature of the property required to provide flood control, water conservation and improve water quality, is being filled with the inert material. The loss of depth of the pit will hinder the proposed conversion of land to a multi-purpose facility dedicated to stormwater retention, treatment and reuse.

The combined area of the parcels totals 46 acres and encompasses the entire area of the proposed Sun Valley Watershed-Strathern Wetlands Park. The park project will consist of the construction of wetlands to retain and treat flood water from upstream portion of the Sun Valley watershed. The project will provide critically needed flood relief, recreational opportunities, habitat enhancements, water quality enhancement, and groundwater recharge to the Sun Valley community and reduce stormwater runoff contamination.

The LACFCD has been unable to negotiate an agreement with the property owner and its tenant to acquire the parcels without proceeding with the condemnation actions recommended herein. The recommended condemnation action will place the parcels in LACFCD's possession and enable the project to proceed on schedule to benefit the Sun Valley Watershed and the communities within it.

If the LACFCD does not acquire the parcels and implement the project, the proposed project site will most likely be converted into commercial and/or industrial facilities. Consequently, the opportunity for recharging substantial amounts of groundwater removing the pollutant load associated with stormwater runoff, and providing recreational/educational resources will be lost and the area will continue to rely on imported supplies.

Following approval and completion of the recommended actions, we will return to your Board to recommend adoption of the project plans and specifications and other actions necessary to proceed with the Sun Valley Watershed-Strathern Wetlands Park project. The Department of Public Works will manage and administer the project.

Implementation of Strategic Plan Goals

This action is consistent with the County's Strategic Plan Goal of Community Services (Goal 6) by providing flood protection, passive and active recreation, creating and enhancing open space, and habitat restoration.

FISCAL IMPACT/FINANCING

The recommended actions will have no impact to the County General Fund.

The total project cost, including land acquisition and preparation, design and construction of the Sun Valley Watershed-Strathern Wetlands Park, is estimated at \$32 million. The fiscal impact of the recommended actions herein total \$20.773 million, including the fair market value of the land at \$14,010,000 and the land improvement at

\$4,763,000. The remaining \$2,000,000 is anticipated to be used for relocation of the property owner and tenant's business equipment and fixed assets and additional costs incurred for processing the condemnation.

Approval of the Appropriation Adjustment will make sufficient appropriation available in the Fiscal Year 2007-08 Capital Projects/Refurbishments Budget to purchase these parcels. The Appropriation Adjustment (Attachment A) will release \$11,500,000 from the Sun Valley Watershed Designation and transfer \$9,273,000 from the Services and Supplies appropriation of the LACFCD Fund to the Fixed Assets-Land appropriation for the Sun Valley Watershed-Strathern Wetlands Park Project, C.P. No. 70976.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The property to be acquired consists of approximately 46 acres over a portion of the property located at 8175 Fair Avenue in the City of Los Angeles.

Section 1245.235 of the Code of Civil Procedure requires that your Board hold a public hearing prior to determining whether or not to adopt the proposed Resolution of Necessity. Notices of the public hearing have been sent to all owners of record of the parcels, which are the subject of the proposed Resolution, in accordance with Section 1245.235.

In accordance with Section 1245.230 of the Code of Civil Procedure, the Resolution of Necessity must contain the following findings and determinations:

1. The public interest and necessity require this project.
2. The project is planned and located in the manner that will be most compatible with the greatest public good and the least private injury.
3. The property proposed to be acquired, as described in the Resolution, is necessary for this project.

These findings and determinations are appropriate based upon the information previously considered by your Board in conjunction with its approval of the Environmental Impact Report for the Sun Valley Watershed Management Plan on June 29, 2004, Synopsis 108. The proposed improvements will capture the storm runoff generated by a 50-year storm event, thus providing flood protection to an area prone to flooding. The project will convey storm flows from upstream portions of the watershed and treat the flows through constructed wetlands to improve the water

quality. The treated flows will then be pumped to Sun Valley Park for infiltration into existing infiltration basins, providing recharge into the groundwater. The wetlands will also enhance native vegetation and create opportunities for wildlife habitat. Recreational trails, soccer fields, and educational signage will be incorporated into the project. The design of the project will be completed with input from stakeholder agencies and members of the public. Code of Civil Procedure Section 1245.230 also requires that the Resolution of Necessity contain a finding and determination that the offer required by Section 7267.2 of the Government Code was made to the owner of record, or that the offer was not made because the owner cannot be located with reasonable diligence.

An appraisal of the fair market value of the property proposed to be acquired was performed by an independent licensed appraiser and, based on this appraisal, the LACFCD has established an amount, which it believes to be just compensation for that property. The full amount of the appraisal has been offered, in writing, to the owners of record, subject to your Board's approval. The offers were not accepted.

ENVIRONMENTAL DOCUMENTATION

On June 29, 2004, Synopsis 108, your Board approved the Environmental Impact Report for the Sun Valley Watershed Management Plan, which included the Strathern Multi-Use Project.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The LACFCD will benefit from this project in the effort to implement multi-use approaches to flood control.

The Honorable Board of Supervisors
April 22, 2008
Page 6

CONCLUSION

Please return one adopted copy of this letter and the execution Resolution of Necessity each to the Chief Executive Office and Department of Public Works, Mapping and Property Management Division.

Respectfully submitted,



WILLIAM T FUJIOKA
Chief Executive Officer

WTF:DDE:DL
JSE:DJT:RB:z

Attachment

c: County Counsel
Department of Public Works

REQUEST FOR APPROPRIATION ADJUSTMENT
DEPARTMENT OF PUBLIC WORKS

NO. 690

March 24, 2008

AUDITOR-CONTROLLER.

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. WILL YOU PLEASE REPORT AS TO ACCOUNTING AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF ADMINISTRATIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFOR

FY 2007-08

4 - VOTE BUDGET ADJUSTMENT

SOURCES

USES

Department of Public Works
Flood Control District Fund
Designation for Sun Valley Watershed
B07 - PW - 3063 11,500,000
RELEASE DESIGNATION

Department of Public Works
Flood Control District Fund
Fixed Assets - Land
B07 - CP - 70976 - 6006 20,773,000
INCREASE FIXED ASSETS - LAND

Department of Public Works
Flood Control District Fund
Services and Supplies
B07 - PW - 2000 -47000 9,273,000
DECREASE APPROPRIATION

65032

\$20,773,000

\$20,773,000

JUSTIFICATION

This adjustment is necessary to provide sufficient appropriation in Fixed Assets - Land to purchase property for the Sun Valley Watershed-Strathern Wetland Park Capital Project in Fiscal Year 2007-08 as per attached Board Letter.

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

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APR 22 2008

(Control No. 08-12)

CHIEF ADMINISTRATIVE OFFICER'S REPORT

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

Ring
Dean D. Efsthathiou
DEAN D. EFSTATHIOU, Acting Director

REFERRED TO THE CHIEF ADMINISTRATIVE OFFICER FOR...

ACTION

APPROVED AS REQUESTED

AS REVISED

RECOMMENDATION

3-31-08

John A. Edmister
CHIEF ADMINISTRATIVE OFFICER

AUDITOR-CONTROLLER

BY

Mae Jung

APPROVED (AS REVISED):
BOARD OF SUPERVISORS

NO. 159

MAR 25, 2008

BY

DEPUTY COUNTY CLERK

ORIGINAL

1 RESOLUTION OF NECESSITY OF THE LOS ANGELES COUNTY FLOOD
2 CONTROL DISTRICT TO EXERCISE THE POWER OF EMINENT DOMAIN TO
3 ACQUIRE PROPERTY FOR THE SUN VALLEY WATERSHED-STRATHERN
4 WETLANDS PARK PROJECT

5 WHEREAS, the Los Angeles County Flood Control District proposes to
6 construct the Sun Valley Watershed - Strathern Wetlands Park multi-use project
7 consisting of a storm water retention basin, pump station, multiple wetland, recreation
8 terraces and appurtenant improvements, ("Project"); and

9 WHEREAS, the Project is proposed to be located, in part, on a portion of the
10 property located at 8175 Fair Avenue, Los Angeles, California, identified by Assessor
11 Identification Nos. 2314-001-001 and 2314-001-002.

12 NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE
13 LOS ANGELES COUNTY FLOOD CONTROL DISTRICT HEREBY FINDS,
14 DETERMINES, AND RESOLVES AS FOLLOWS:

15 Section 1. The public interest and necessity requires the Project.

16 Section 2. The Project is planned and located in the manner that will be most
17 compatible with the greatest public good and the least private injury.

18 Section 3. The property described in Section 5, below, is necessary for the
19 Project.

20 Section 4. The offer required by Section 7267.2 of the Government Code has
21 been made to the owners of record.

22 Section 5. The property to be acquired is located in the City of Los Angeles
23 and depicted on the map attached hereto and incorporated herein as Exhibit A, and
24 consists of fee simple title in and to that real property described as Parcels 5PP and
25 6PP in Exhibit B, attached hereto and by this reference made a part hereof.
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1 Section 6. The property described in Section 5, above, is to be taken for a
2 public uses, namely, for flood control, water conservation, water quality and public
3 recreational purposes and all uses necessary, incidental or convenient thereto, in
4 connection with the construction, operation and maintenance of the Project.

5 Section 7. The Los Angeles County Flood Control District is authorized to
6 acquire the property interests described hereinafter pursuant to the following:
7

- 8 a. Article 1, Section 19 of the Constitution of the State of California
- 9 b. California Code of Civil Procedure, Sections 1230.010 through 1273.050
- 10 c. The Los Angeles County Flood Control Act Section 2.

11 Section 8. The County Counsel is hereby authorized to institute eminent
12 domain proceedings in the Superior Court of the State of California for the County of
13 Los Angeles, for the purpose of acquiring the real property described in Section 5,
14 above, and is further authorized to institute proceedings for taking of immediate
15 possession in accordance with the provisions of all applicable laws.
16

17 The foregoing Resolution was duly adopted by the Board of Supervisors of the
18 Los Angeles County Flood Control District by at least a four-fifth vote of the members
19 thereof on the 22nd day of April, 2008.

20 APPROVED AS TO FORM:

21 RAYMOND G. FORTNER, JR.
22 County Counsel

23
24 By _____

Deputy

SACHI A. HAMAI
Executive Officer of the
Board of Supervisors
of the County of Los Angeles

25
26 By _____

Deputy

27 DR:mr

P:\mppub\admin\Board ltr\sun valley resol



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EXHIBIT A

SUN VALLEY WATERSHED
STRATHERN WETLANDS PARK 5PP
1007- RW 2.1
A.P.N. 2314-001-001
T.G. 532 (J2)
I.M. 189-157
S.D. 3
JX0011

LEGAL DESCRIPTION

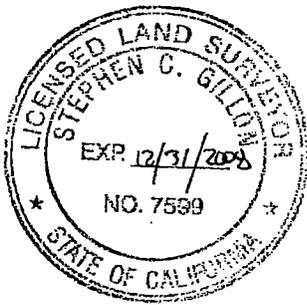
PARCEL NO. 5PP (Fee for public purposes):

That portion of Lot 3, as shown on map recorded in Book 31, pages 39 through 44, inclusive, of Miscellaneous Records, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, within the following described boundaries:

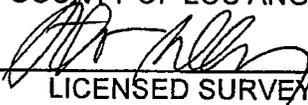
Beginning at the southwesterly corner of said Lot 3; thence North 0°03'36" East, along the westerly line of said lot, a distance of 426.31 feet; thence South 28°22'42" East 50.67 feet; thence South 41°40'40" East 40.63 feet; thence South 89°35'18" East 29.03 feet; thence South 88°26'14" East 21.13 feet; thence North 89°12'17" East 41.41 feet; thence South 88°23'56" East 25.45 feet; thence South 87°13'41" East 50.92 feet; thence South 89°48'43" East 75.29 feet; thence North 87°31'56" East 42.72 feet; thence North 89°01'44" East 24.52 feet; thence North 89°21'21" East 6.45 feet; thence North 85°27'43" East 18.78 feet; thence North 87°04'30" East 18.51 feet; thence North 87°39'13" East 36.32 feet; thence North 84°59'16" East 34.33 feet; thence North 78°11'50" East 24.56 feet; thence North 80°14'53" East 36.82 feet; South 78°26'51" East 26.66 feet; thence South 82°10'36" East 44.85 feet; thence South 26°20'16" East 118.67 feet; South 53°33'04" East 42.23 feet to the beginning of a tangent curve concave to the north and

1 having a radius of 300.00 feet; thence southeasterly and easterly, along said curve,
2 through a central angle of 35°12'15", an arc distance of 184.33 feet; thence tangent to
3 said curve South 88°45'19" East 424.59 feet to the easterly line of said Lot 3; thence
4 South 0°00'49" East 159.36 feet to the southeasterly corner of said lot; thence westerly,
5 along the southerly line of said lot, to the point of beginning.

6 Containing: 7.85± acres.



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APPROVED AS TO DESCRIPTION
<u>JANUARY 7, 2008</u>
COUNTY OF LOS ANGELES
By <u></u>
LICENSED SURVEYOR
Mapping & Property Management Division

KB:sl
MP-5\Leg kb sun5

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EXHIBIT A

SUN VALLEY WATERSHED

STRATHERN WETLANDS PARK 6PP

1007- RW 2.2

A.P.N. 2314-001-002

T.G. 532 (J2)

I.M. 189-157

S.D. 3

JX0011

LEGAL DESCRIPTION

PARCEL NO. 6PP (Fee for public purposes):

All of Lot 16, as shown on map recorded in Book 31, pages 39 through 44, inclusive, of Miscellaneous Records, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles.

Containing: 38.42+ acres.



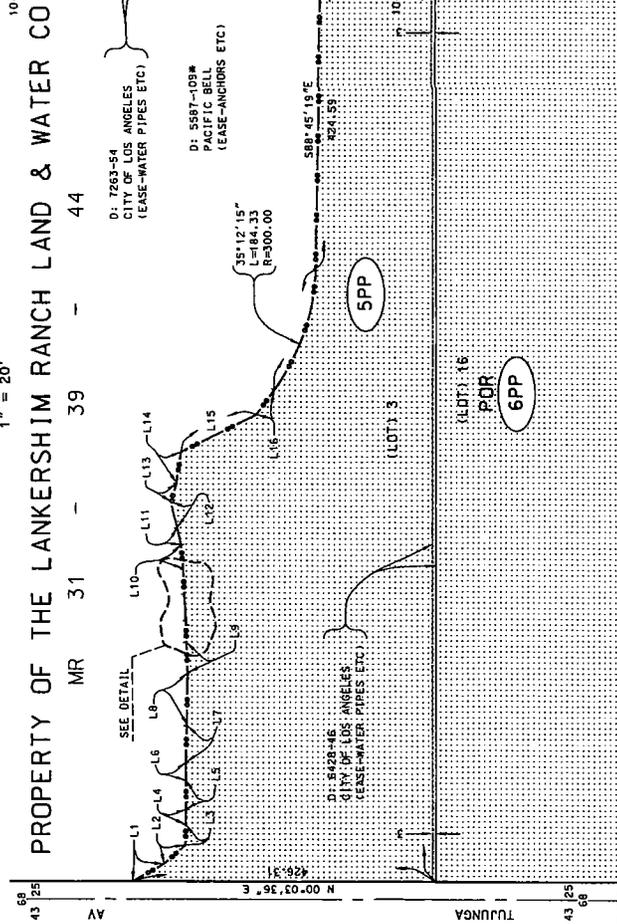
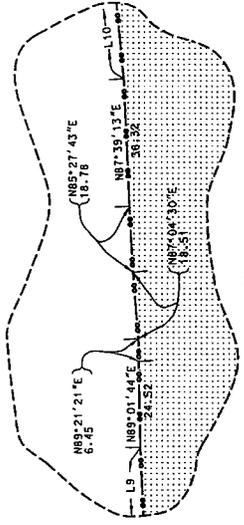
APPROVED AS TO DESCRIPTION	
_____ JANUARY 7, 2008	
COUNTY OF LOS ANGELES	
By	_____ LICENSED SURVEYOR
Mapping & Property Management Division	

KB:sl
MP-5\leg kb sun

LEGEND

RECORD DISTANCES SHOWN IN (), DISTANCES SHOWN IN FEET UNLESS OTHERWISE INDICATED. OWNERSHIPS AND ACTUAL EXISTENCE OF FOREIGN EASEMENTS ARE NOT CURRENT.
 PP DENOTES FEE FOR PUBLIC PURPOSES AND APPROVED STRUCTURES. MAY (EASEMENT):
 * EXISTENCE OF EASEMENT CAN NOT BE DETERMINED FROM RECORD.

LINE	BEARING	DISTANCE
L1	S 28°22'42" E	50.67
L2	S 41°40'40" E	40.63
L3	S 89°35'18" E	29.03
L4	S 88°26'14" E	21.13
L5	N 89°12'17" E	41.41
L6	S 88°23'56" E	25.45
L7	S 87°13'41" E	50.92
L8	S 89°48'43" E	75.29
L9	N 87°31'56" E	42.72
L10	N 84°59'16" E	34.33
L11	N 80°11'50" E	24.56
L12	N 80°14'53" E	36.82
L13	S 78°26'51" E	26.66
L14	S 82°10'36" E	44.85
L15	S 26°20'16" E	118.67
L16	S 33°33'04" E	42.23



PROPERTY OF THE LANKERSHIM RANCH LAND & WATER CO
 MR 31 - 39 - 44

DETAIL
 1" = 20"



EXHIBIT "B"
 RIGHT OF WAY MAP
 COUNTY OF LOS ANGELES

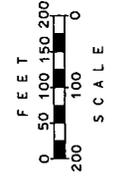
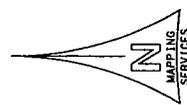
DEPARTMENT OF PUBLIC WORKS
 DONALD L. WOLFE
 DIRECTOR OF PUBLIC WORKS

MAPPING AND PROPERTY MANAGEMENT DIVISION

APPROVED BY:	ELMER JACOBS II
CHECKED BY:	VICTOR FLORES
BY DIRECTION OF:	STEVE GILLON
DATE:	1-22-08
PROJECT NAME:	SUN VALLEY WATERSHED
	STRATHEN WETLANDS PARK

ALL IN THE CITY OF LOS ANGELES (SUN VALLEY AREA)

PARCEL NO.	PROPERTY OWNER	VESTING DEED	TOTAL AC.	EXCESS AC.	REMAINDER AC.	ACQ. RECORDING DATA	REFERENCES	REVISED
SPP	LOS ANGELES BY-PRODUCTS CO., A CALIFORNIA CORPORATION	DR 07209-543 (8-19-76)	23.53 AC	7.85 AC		TO 532 (J2) IN 189-157		
6PP	LOS ANGELES BY-PRODUCTS CO., A CALIFORNIA CORPORATION	DR 03069-282 (10-04-65)	38.42 AC	38.42 AC				



DATE: 1/22/08

REMAINDER AREA INCLUDES SLOPES, DRAINS AND TEMPORARY CONSTRUCTION EASEMENTS

SHEET 1 OF 2 SHEETS
 SUN VALLEY WATERSHED, SUN VALLEY AREA
 DRAWING DATE: 1-22-08 BY: ELMER JACOBS II

